

Minutes of the Regional Planning Commission  
Tuesday, June 17, 2008, 4:00 p.m.  
Lake County Department of Transportation, Libertyville, IL

The Regional Planning Commission met with the following in attendance:

**Members Present:**

Marvin Raymond – Chair  
Charles J. Lucas – Vice Chair  
Paul Geiselhart  
Craig Ellison  
Lawrence Falbe  
William Holleman  
Marie Lyons  
Lorraine Ray  
Bryan Rouse  
Terry L. Weppler  
Charles Willms

**Planning Staff:**

Megan Krueger  
Dennis Sandquist  
Roberto Rodriguez-Torres

**Ex-Officios:**

Philip Rovang

**Others:**

Mary Jane Lucas  
Robert Frank – Robert E. Frank Real Estate  
Mike Prusilia – Stormwater Management Commission

**Members Excused:**

Donald Klein  
Jordan Madorsky

**1.0 CALL TO ORDER - meeting called to order at 4:00 p.m.**

**2.0 APPROVAL OF THE MINUTES**

Motion: To approve the minutes of the December 7, 2007 RPC Meeting as presented with noted information pertaining to the disposition of amendments 5 and 7 to come.  
Made by: Commissioner Geiselhart  
Seconded by: Commissioner Lyons  
Action: Approved unanimously

**3.0 ADDED TO AGENDA ITEMS - None**

**4.0 PUBLIC COMMENTS - None**

**5.0 CHAIRMAN'S REMARKS – None**

*Commissioner Holleman entered the meeting at 4:07 p.m.*

**6.0 PLAN REVIEWS AND HEARINGS**

**6.1 Regional Framework Plan Future Land Use Map Administrative Amendments**

Mr. Roberto Rodriguez-Torres stated that on November 6, 2007, the Planning, Building and Zoning Committee directed staff to conduct a review of the Future Land Use Map in accordance with the amendment policy and staff identified 78 areas in the entire County that needed to be updated to remain consistent with the County's actions; the actions being intergovernmental agreements, sewer

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service agreements, rezonings, Forest Preserve acquisitions, and other open space designations such as Open Space Easements.

Each of the amendments was reviewed with the County Board Members for each district. On May 27, 2008, the Planning, Building and Zoning Committee initiated the amendment process, which included the notification of the property owners for each parcel, and conducting public meetings. There were four-hundred and eighty-three property owners that were affected by these changes, and each was notified. The first open house was conducted on Thursday, June 12, 2008 at the Fremont Township Center, at which there were six attendees. In addition to the individuals in attendance at the first open house, there were thirty phone call received concerning the amendments. Staff was able to answer all of the questions posed by the residents with no conflicts. There was one recommended change to be discussed later in the presentation.

*Commissioner Rouse entered the meeting at 4:11 p.m.*

During the open house conducted prior to this afternoon's Regional Planning Commission meeting, there were three individuals in attendance, and no recommended changes.

Once the Future Land Use Map is approved by the Regional Planning Commission, it will move on to the Planning, Building and Zoning Committee on June 24, 2008; then to the County Board on July 8, 2008 for approval and adoption.

Mr. Rodriguez-Torres outlined the major changes to the map. Amendments within District 1 included: Land acquisition by the Lake County Forest Preserve District, and the rezoning of the Peterson Farm to the IDI Industrial Park.

Amendments within District 3 included: Rollins Road Sewer Service Agreement; part went to Residential and part went to Mixed Use. This was previously all residential medium lots; it was therefore divided according to the sewer service agreement.

Commissioner Ray asked if amendment number 113 was a result of the Route 173 Corridor Agreement.

Mr. Rodriguez-Torres stated that it was a result of a sewer service agreement with the Lake County Board; the Village of Antioch petitioned the County Board and asked for sewer service for that property to serve a specific industrial development and they went through a process to which County Board agreed. The property was then annexed.

Commissioner Rouse asked of the intent of a Future Land Use Map when it continues to be changed; it becomes more of a current land use map. He went on to say that he believed it was to be used as a planning tool, and he does not understand why a planning tool needs to be revised.

Mr. Dennis Sandquist explained that when a decision is made, the map needs to be brought up to date to match the revised land use. The State's Attorney's Office also feels that it places the County in a better position in the future if they do choose to follow the map or when they use the map as a method of making a decision, it is current and up to date. The map is the current plan for the future.

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Commissioner Rouse stated that if the map is always in flux, it does not have any integrity. Why consider it a future land use map rather than a current land use map?

Chairman Raymond stated that when he joined the Zoning Board of Appeals, he did not understand the importance of this document. It is important to have clarity with some of these issues; when someone comes in to file a petition, the land use needs to be obvious to make the determinations.

Commissioner Rouse argued that if the document continues to be altered, there is no representation of what it was the Commission set out to do in 2004; where we wanted to the County to go.

Mr. Philip Rovang explained that the County created these maps in 2003, and since that time the population of Lake County has increased by 1,000 people per month. He went on to say that we have to recognize that a Future Land Use Map is a plan, not an ordinance. It is a guideline to be used by individuals planning to move into the County, or resident currently living within the County; the individuals would have the knowledge that the neighborhood they are living in will have a certain consistency to the land use. As the land develops, future land use maps have to be kept current to insure that they are still vital and meaningful. If we recognize that the County Board has taken official action that will result in a different long-term use of land than what we have designated on the Future Land Use Map, it is advisable that we portray that use on the map.

Commissioner Holleman stated that he was pleasantly surprised to see that so many of the proposed changes were land that had gone into conservancies, or had been purchased by the Lake County Forest Preserve. He requested clarification on the changes to the Grand Dominion development.

Mr. Dennis Sandquist replied that the property in question is the Del Webb development for residents 55 and older on Route 176. This development became incorporated into the Village of Mundelein. It was placed on the map because the County was a party to the FPA amendment which allowed it to happen. It was pointed out on the memo that accompanied the proposed amendments to illustrate that it was only one decision on the part of the County, but it resulted in changes to 300 properties because since that decision was made to amend the sewer agreement to allow residential development there, the property was subdivided. The original zoning was Agricultural. At the very least, the Future Land Use Map should show the reality of what is. It makes no sense to continue to show the land as Agricultural in areas that have been developed and will not be Agricultural.

Commissioner Rouse stated that the original map should remain intact, and overlays should be updated to show the land as it is currently.

Commissioner Ray stated that what she learned at the conference was that in areas that want to preserve a future goal, such as in example Napa Valley, California, instead of allowing property owners to have the highest and best use of their property they state that you are allowed to have a reasonable use. This very important change in planning and land use is spreading around the country. Otherwise developers petition for developments that will build thousands of homes and they feel entitled to their plans even if the land is designated as Agricultural.

Commissioner Weppler stated that the majority of the people who moved into the Del Webb development are Lake County Residents looking for this type of development. If this development was not wanted, it would not have been completed.

Commissioner Lyons went on to say that when the decision is made to satisfy a particular group of customers, there is another group that is disgruntled; it becomes a question of who is right. It is a perception, a mind set, and the placement of value on the land.

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Commissioner Geiselhart added that he also felt that the maps should be issued, and that the plan should also be tracked and issued to the public. The overall goal was to demonstrate how the plan has been altered from the original. The transition needs to be more prevalent.

Commissioner Ray stated that part of what the Regional Planning Commission needs to demonstrate is that Commission has no control over the changes. By the same token, the Commission should remind the Zoning Board of Appeals and other governing bodies of what was intended, and to use this tool to try to find a way to discontinue the "domino" effect with regard to the densities and developments.

Commissioner Lyons explained that if Commissioner Rouse's comments are not noted, the Commission would lose track of the original philosophy at the point when the last change is codified. She stated that everyone agreed on the Land Use at the point of map acceptance all the way to the County Board. Of course there are going to be changes in things, but she felt that it was important that the changes be viewable because then during the process of updating the map, the changes in the original philosophy could be identified. If a history of the changes was available, it would be easier to understand where the County was headed.

Mr. Roberto Rodriguez-Torres explained that all of the changes are available within the County's archives, but a resident would have to view these documents through the County.

Mr. Rodriguez-Torres continued to outline the proposed changes to the Future Land Use Map for the Commissioners.

Commissioner Geiselhart commented that the report was very positive for the "Green" movement in Lake County. He went on to say that the idea of updating the map was critical for tracking purposes, and to identify future land use in the wetland areas with respect to developed properties and land that must be placed in conservation due to flooding issues.

Mr. Mike Prusilia from the Lake County Stormwater Management Commission stated that he wanted to express his appreciation for the discussion by the Commission members during this meeting. He went on to say that the updates are critical to SMC's own watershed planning process, and they recognize that the Future Land Use Map is not only a vision, but a very important data tool for groups such as SMC. They base future impervious surfaces and non-point source pollution run-off on maps such as this. The areas where many of the changes seem to be taking place are areas that SMC is undertaking some of their most approximate planning efforts.

Mr. Robert Frank from Robert Frank Real Estate stated that he would like to commend the Commission on their plan for the Rollins Road corridor, which integrates a mixed use from Round Lake Beach through Gurnee.

Commissioner Geiselhart stated that he would like to follow up on Commissioner Ray's comments on reasonable use of land. He would like to have a follow up discussion regarding this at an upcoming meeting, and how reasonable land use could be considered rather than highest use.

Chairman Raymond stated that this recommendation will be passed on to the staff.

*Commissioner Ray departed from the meeting at 4:55 p.m.*

Motion: Motion to close the public hearing for the Regional Framework Plan Future Land  
Use Map Administrative Amendments  
Made by: Commissioner Lucas

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Seconded by: Commissioner Willms  
Action: Approved unanimously.

Motion: Motion to approve the Regional Framework Plan Future Land Use Map  
Administrative Amendments as presented.

Made by: Commissioner Willms

Seconded by: Commissioner Weppler

Action: Approved (voting aye: Ellison, Falbe, Geiselhart, Holleman, Lucas, Lyons,  
Raymond, Weppler; voting nay: Rouse and Willms)

**7.0 OLD BUSINESS - None**

**8.0 NEW BUSINESS - None**

**9.0 OTHER BUSINESS**

**9.1 Chairman's Report -- No Report**

**9.2 Commissioners' Comments - None**

**9.3 Director's Report**

Philip Rovang informed the Commission that the Annual APA Conference took place in Las Vegas April 26, 2008- May 1, 2008.

Mr. Rovang continued his discussion with the current status of the Regional Water Supply Planning Group, and the objectives faced by the Group and Lake County with regard to future water supply.

Commissioner Weppler asked for a future update on the Regional Water Supply Planning Group.

Mr. Rovang explained that he recently attended a one-day conference sponsored by the Affordable Housing Commission on what can be done to encourage low and moderate income housing in Lake County. Ideas for improving the situation were discussed with ideas from the local villages, as well as, the region.

Mr. Rovang stated that he recently attended a meeting with Commissioner and Mrs. Geiselhart entitled "Farm to Fork" which discussed the need for sustainable agricultural production and organic farming. There is an initiative to develop a state wide initiative to encourage new farmers and existing farmers to become involved in vegetable and truck farming. Over 90% of the food consumed in Illinois is shipped an average distance of 1,500 miles for consumption. He went on to say that he will be discussing this initiative further with the Planning, Building and Zoning Committee.

Finally, Mr. Rovang discussed the upcoming ribbon cutting ceremony for the new Central Permitting Facility to be located on the Libertyville Campus. The ceremony is tentatively scheduled for the first week in August.

**9.4 Ex-Officio Reports - None**

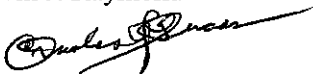
**10.0 ADJOURNMENT**

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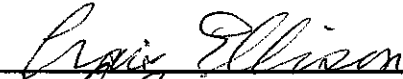
Motion: To adjourn the June 17, 2008, RPC Meeting at 5:29 p.m.  
Made by: Commissioner Lucas  
Seconded by: Commissioner Lyons  
Action: Approved unanimously



Regional Planning Commission – Chair  
Marvin J. Raymond




Vice-Chair – Charles J. Lucas



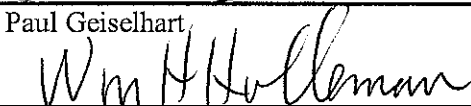
Craig Ellison



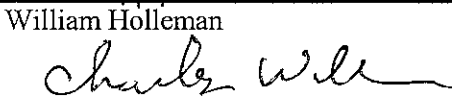
Lawrence Falbe



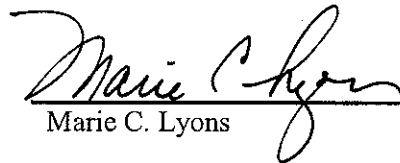
Paul Geiselhart



William Holleman

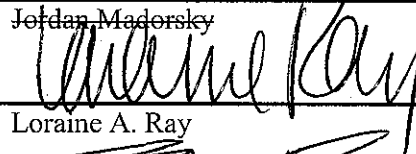


Donald P. Klein

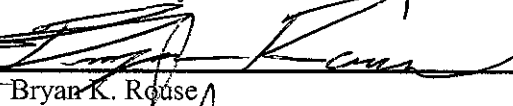


Marie C. Lyons

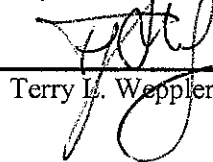
Jordan Madersky



Loraine A. Ray




Bryan K. Rouse



Terry L. Weppeler

Charles Willms



Recording Secretary – Megan Krueger